

COMMERCIAL LAND FOR SALE

11.3 Acres

\$2,205,000 (\$4.49/sf)

1000 S Morgan, Broussard, LA



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PROPERTY INFORMATION

**1000 S Morgan Avenue
Broussard, LA 70518**

- **11.3 acres of High Visibility Acreage**
- **\$2,205,000 (\$4.49/sf)**
- **300' of frontage on S Morgan Avenue**
- **Adjacent to 10 acres that fronts Ambassador Caffery.**
- **Traffic count on Ambassador Caffery is over 30,000 vehicles per day.**
- **CA Zoning - Ambassador Caffery**
- **Flood Zone X**

Contact:
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(337) 322-8300

AERIAL PHOTOS



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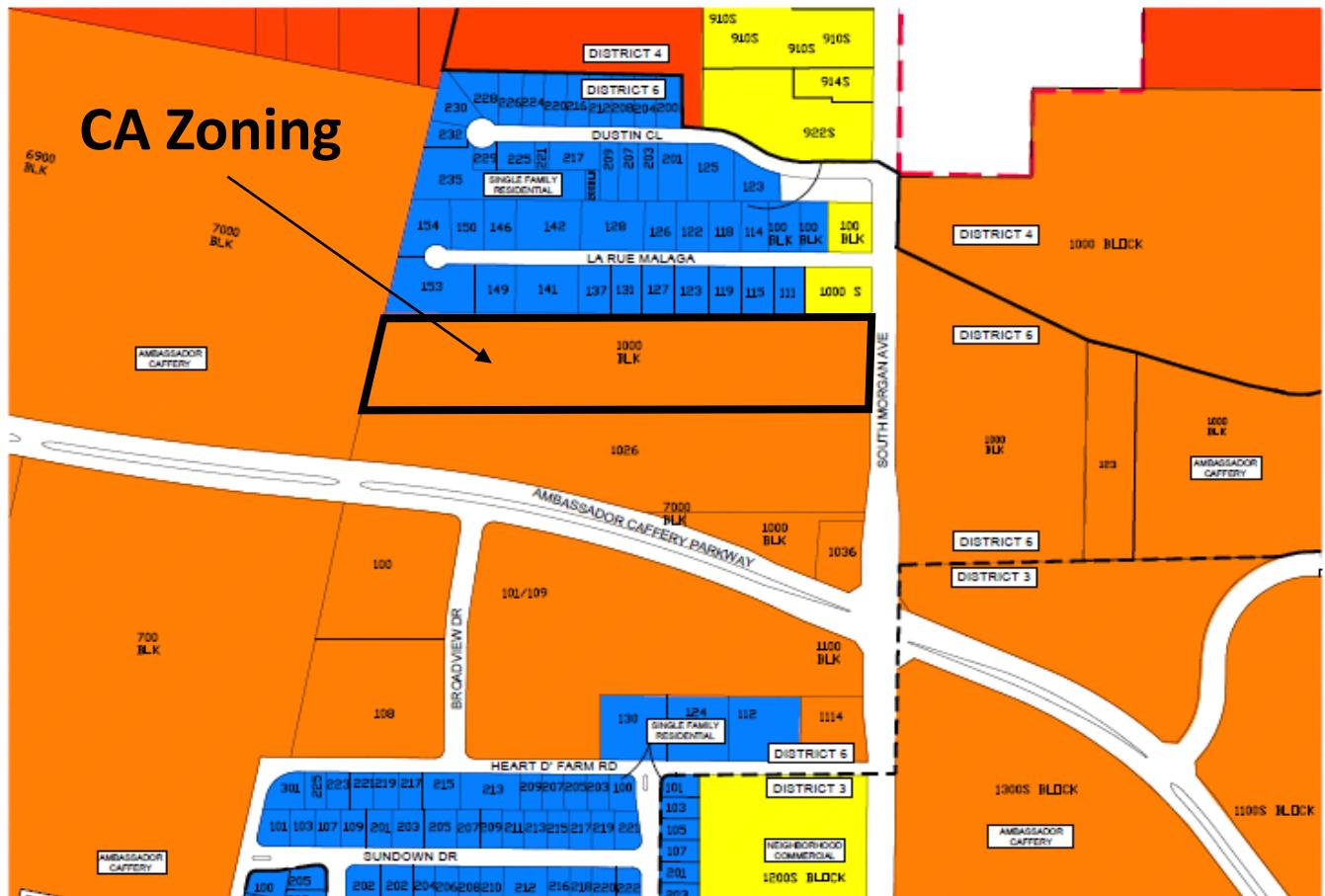
LOCATION MAP



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ZONING MAP

1000 S Morgan Ave, Broussard, LA



Ambassador Caffery (CA Zoning): The CA zoning district applies to areas located along Ambassador Caffery Parkway from Highway 90 to Highway 89 as those areas are located within the City of Broussard.

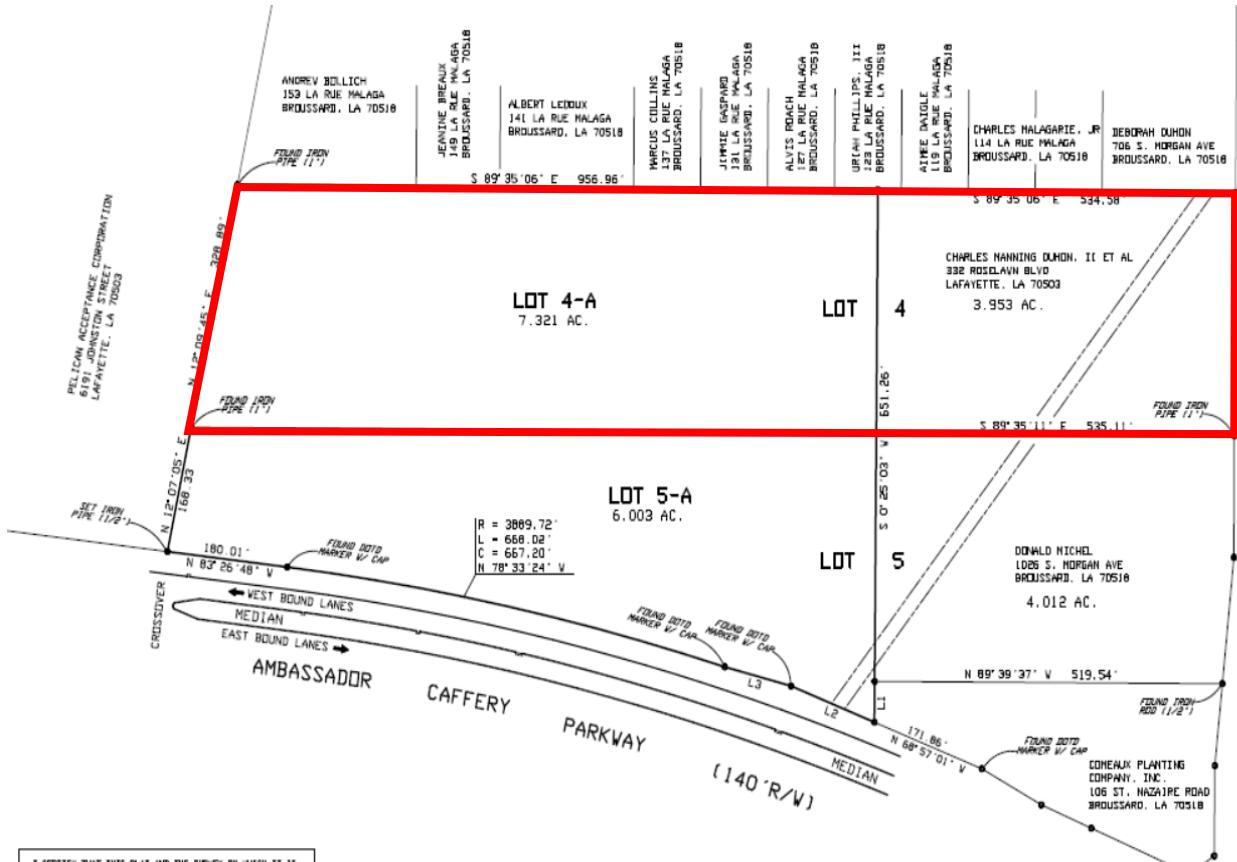
The CA Zoning district is intended to stabilize, maintain, and enhance the modern commercial character of the Ambassador Caffery Parkway as an attractive mix of large retail, office, service, and other business uses.

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SURVEY PLAT

1000 S Morgan Avenue Broussard, LA 70518



I CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS C SURVEY, AS ADOPTED BY THE LA. STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, (LAC TITLE 48(L) CH. 29).

I CERTIFY THAT THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION & CONTROL.

SOUTH MORGAN AVENUE

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FLOOD MAP

1000 S Morgan Ave, Broussard, LA

Flood Zone X

Pt. 1 (30.1342, -91.9687)

Community: Broussard

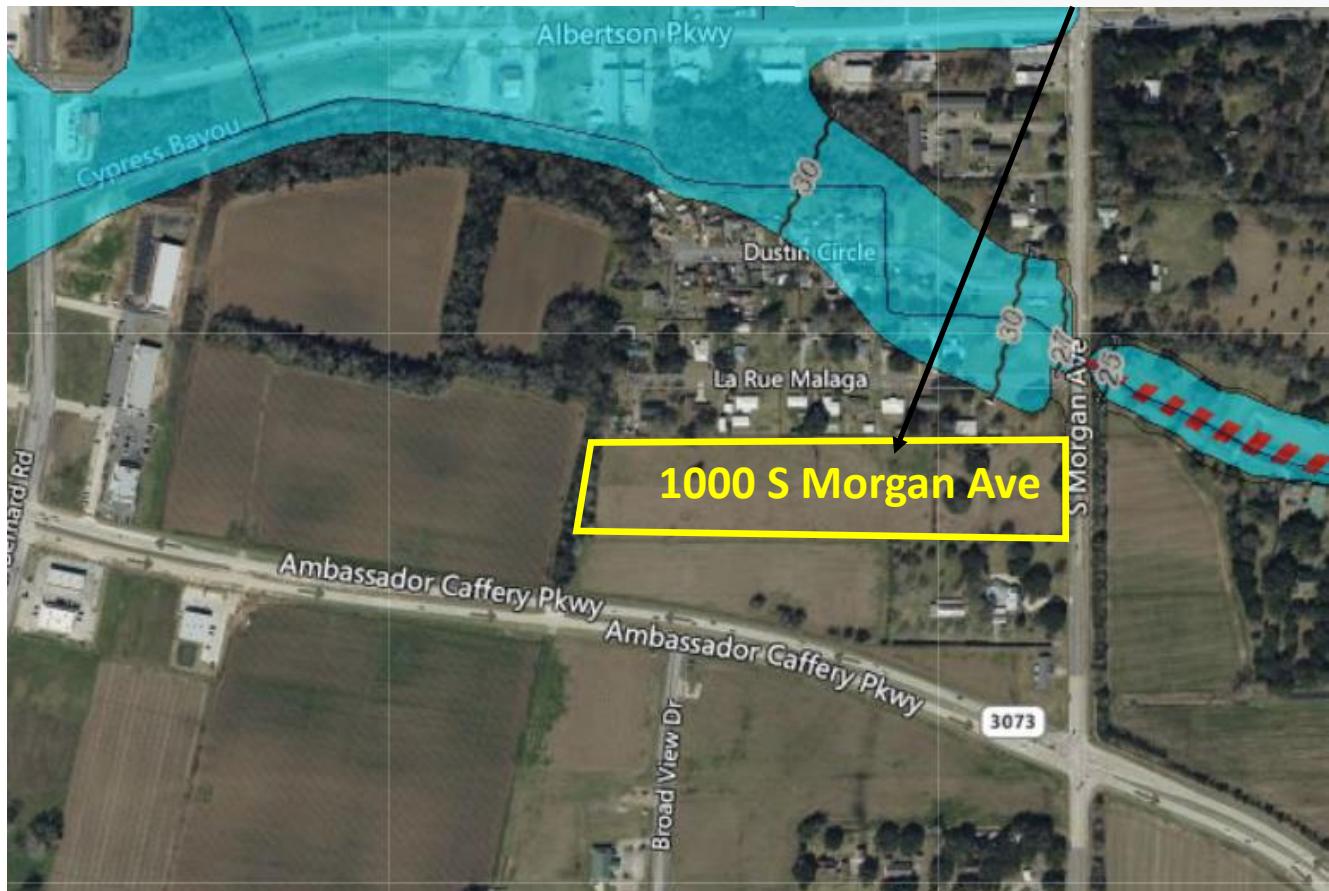
Effective FIRM (Effective: 12/21/2018)

Flood Zone: X-AREA OF MINIMAL FLOOD HAZARD

FIRM Panel ID: 22055C0200J

FIRM Panel Date: 12/21/2018

Ground Elevation¹: USGS Service Not Responding

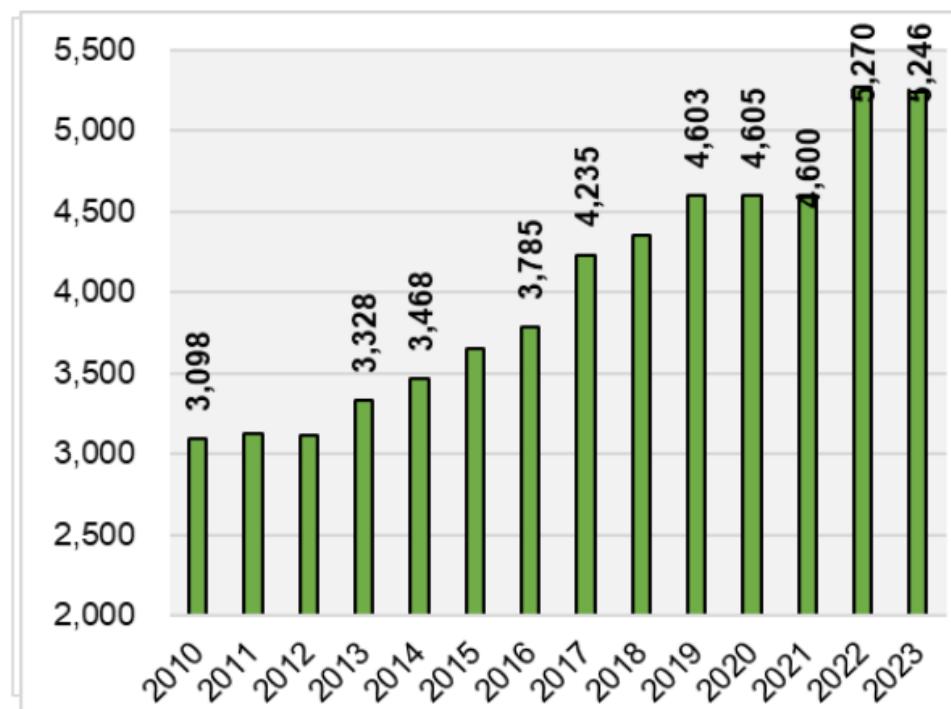


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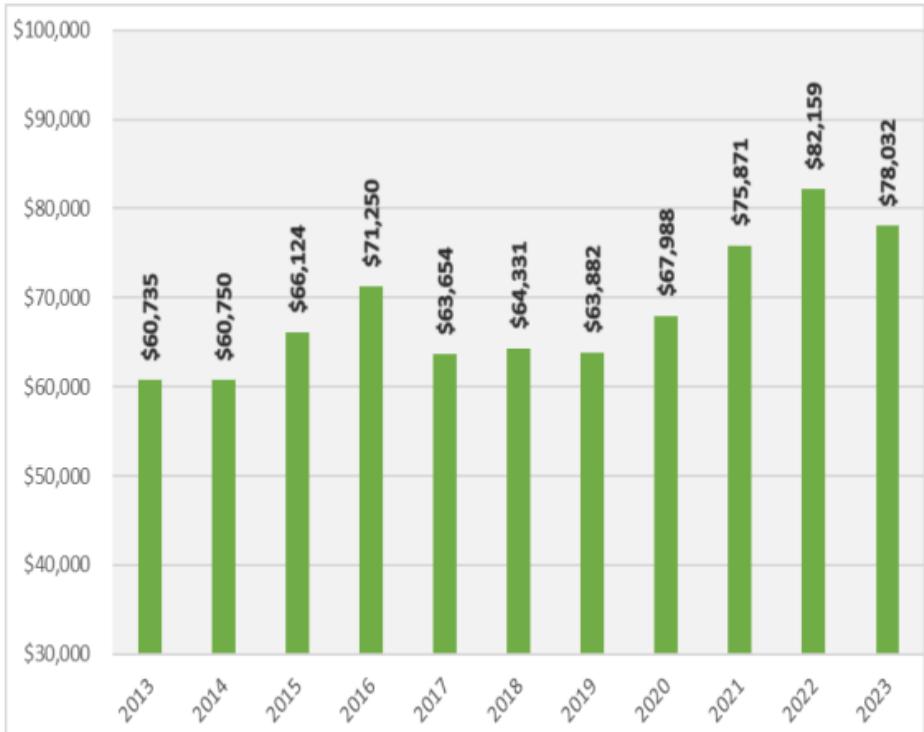
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BROUSSARD, LOUISIANA

Total Households



Median Household Income



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